

**GRAND RAPIDS CHARTER TOWNSHIP  
BOARD OF ZONING APPEALS  
NOVEMBER 8, 2005**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. with the following present: Chairman Ronald J. Hall, David VanDyke, Lee VanPopering, George Orphan, and Alternate Jim Kubicek. Also present was Township Planning and Zoning Administrator Rick Sprague.

1. Approval of the October 11, 2005 minutes.

Lee VanPopering, seconded by David VanDyke, moved to approve the minutes as presented. Motion passed unanimously.

2. Terpstra Design Associates, Inc (representing Tim Kwekel)- 3768 Bradford N.E.

Harry Terpstra spoke regarding the variance request to allow no more than three horses per Section 6.4(6) and construction of an accessory building (barn) that is 38 feet in height and 3,800 square feet in size which exceeds the maximum allowed building height and square footage, per Section 6.8(8).

The Board asked questions regarding wetlands, drainage ditch, size of the barn, size of stalls, and storage.

There were no public comments.

Township Planner Rick Sprague stated that the Township received two letters from neighbors who support the variance.

Lee VanPopering, seconded by David VanDyke, moved to approve having three horses on the property. Motion passed unanimously.

David VanDyke, seconded by Lee VanPopering, moved to approve the variance to allow for a construction of a barn according to the site plan that was submitted with the application dated 10-13-05 and with the condition that the barn to be exclusively by the owner as a horse barn and storage only, no home business shall be located in the barn. The motion is based the intention of previous discussions and understanding of this section of the Ordinance when changes were made to it. The Board does not feel that this will be a detriment to surrounding properties. Motion passed unanimously.

3. Larry VandeGiessen- Owner of 2742 Wildridge Court

Larry VandeGiessen spoke regarding his variance request to allow an accessory building closer to the front lot line than the front wall of the principal building, per Section 7.8(1). The front of the building would be approximately 60 feet from the front property line. The request is being made in the Single Family Residential Zone District (R-1).

There were no public comments.

Township Planner Rick Sprague spoke regarding the building placement is where it is because the applicant does not want removal of several trees if built elsewhere on the property. He also stated that the Township did not receive correspondence on this issue.

Lee VanPopering, seconded by George Orphan, moved to approve with the following conditions: the roof pitch and siding shall be the same as the existing house; the building shall be square with the existing house; and a minimum of 15 feet on the side yard. The Board feels that this meets the four criteria for variance approval. Motion passed unanimously.

4. Forest Hills Foods- 4668 Cascade Road

Jab Vos, Universal Sign, spoke regarding the request for a variance to allow two pylon signs. In addition the applicant is requesting a Variance to allow more signage (166 square feet plus wall signs) than allowed by the Zoning Ordinance (150 square feet per parcel). The request is being made in the Commercial Zoning District (C).

The Board asked questions regarding sign height, power line location,

There were no public comments.

Township Planner Rick Sprague spoke regarding the request.

George Orphan feels the variance would improve the area.

David VanDyke feels the same and the plan would make the signs consistent.

Ronald Hall stated that they would be more in compliance than what they are now.

George Orphan, seconded by Lee VanPopering, moved to allow the removal of three pylon signs and to erect two new pylon signs as presented and dated 10-18-05. The two pylon signs shall be a maximum of 166 square feet with an 8-foot clearance. All existing wall signs shall be removed and three new wall signs shall be allowed on the west elevation being a total of 78 square feet and subject to Township Planner Rick Sprague's approval. Motion passed unanimously.

5. Forest Hills Fuel- 4608 Cascade Road

Jed Vos, Universal Sign, spoke regarding the request for a variance to allow a 100 square foot freestanding pylon sign. The applicant stated that the total signage would comply with the Zoning Ordinance (150 square feet). The request is being made in the Commercial Zoning District (C).

There were no public comments.

Township Planner Rick Sprague spoke regarding the request. A small ground sign that impedes vision at the corner of Forest Hills Avenue and Cascade Road would be removed.

David VanDyke, seconded by Lee VanPopering, moved to approve the variance as submitted because this will allow the signs to become more in compliance. Motion passed unanimously.

The meeting was adjourned at 8:34.

Respectfully Submitted,